

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

102/20 ARTHUR STREET FOOTSCRAY VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

6/8 ELEANOR STREET FOOTSCRAY VIC 3011

\$445,000

01-Apr-25

2/72 DROOP STREET FOOTSCRAY VIC 3011

\$447,000

03-May-25

12/13 NICHOLSON STREET FOOTSCRAY VIC 3011

\$465,000

13-May-25

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 28 May 2025



**6/8 ELEANOR STREET
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price

^{RS} **\$445,000**

Sold Date

01-Apr-25

Distance

0.23km



**2/72 DROOP STREET FOOTSCRAY
VIC 3011**

 2  1  1

Sold Price

^{RS} **\$447,000**

Sold Date

03-May-25

Distance

0.88km



**12/13 NICHOLSON STREET
FOOTSCRAY VIC 3011**

 2  1  2

Sold Price

^{RS} **\$465,000**

Sold Date

13-May-25

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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